



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 2 Bishop Close

Price Guide £150,000

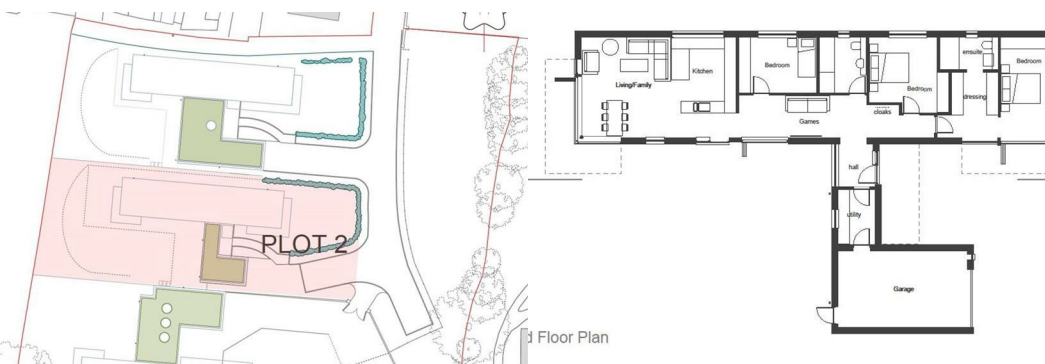
High Street Patrington, HU12 0RE



**ATTENTION SELF BUILDERS! BUILDING PLOT IN EXCLUSIVE LOCATION!**

One of only two building plots left available for sale on this exclusive site of only three properties, overlooking Patrington Church within the heart of the village, having planning permission granted to create stunning contemporary three bedroom home on this plot that we are informed extends to just shy of a quarter of an acre in total. With the design of the property being all on one level and comprising of three bedrooms/2 bathrooms, a contemporary open plan living kitchen, utility and a garage. With ample off street parking and the rear garden being predominately both south and west facing aspects. Services have already been installed and prospective purchasers will be required to contribute additional costs (amount to be confirmed via solicitors) towards the completion of the access road to the development. Call for further details.

N.B. Pictures are artist's impressions of the finished site.





**AGENTS NOTE**

Although the planning is for a single storey dwelling, plot 3 has been passed for 2 storeys, so there is potential to duplicate this subject to any necessary consents.



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.